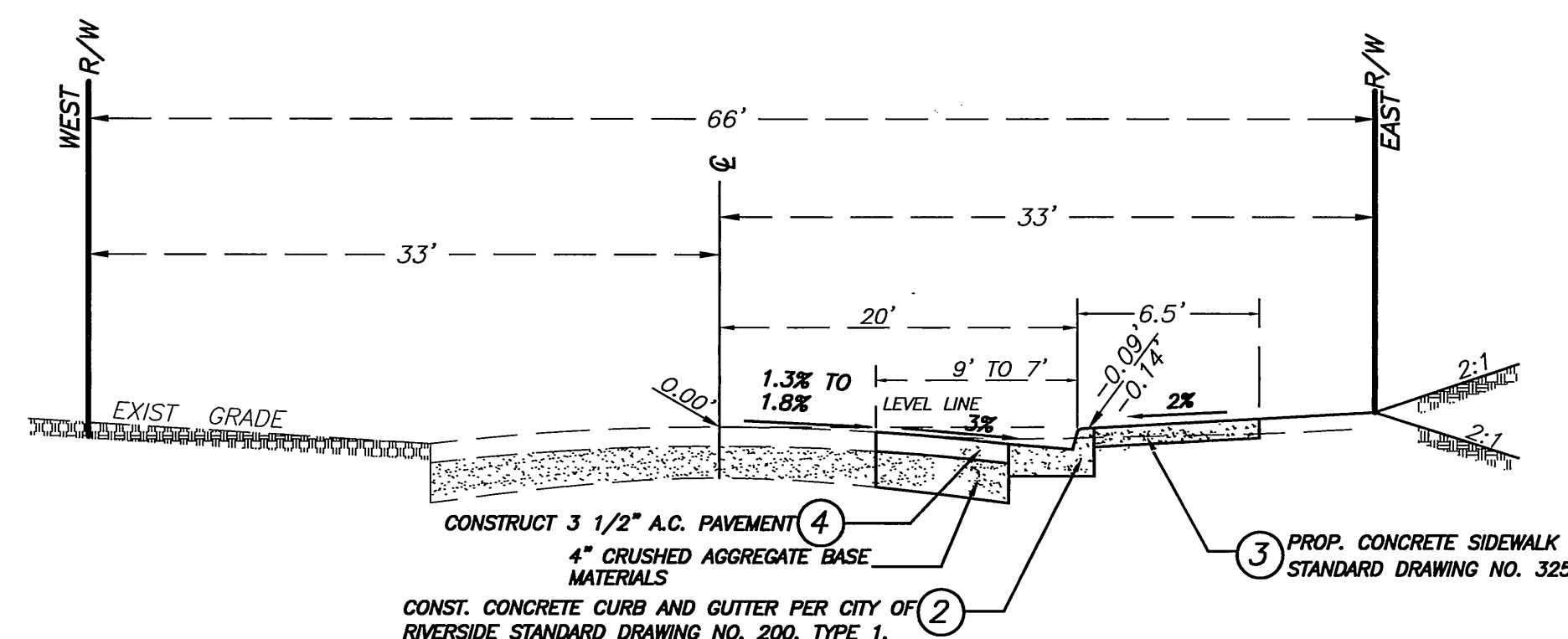
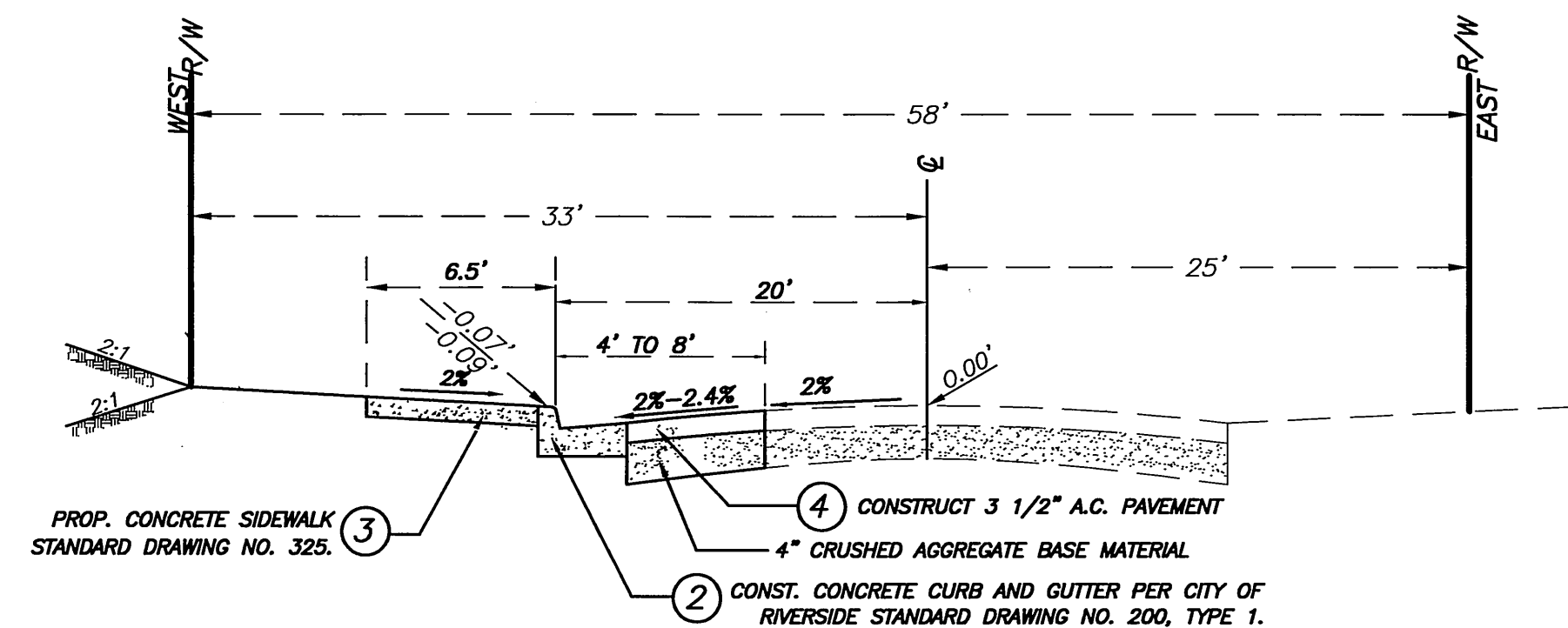


MOUNTAIN VIEW AVENUE TYPICAL SECTION (SHEET 2)
NOT TO SCALE FROM 10+08.00 TO 11+25.50



ESSEX STREET TYPICAL SECTION (SHEET 3)
NOT TO SCALE FROM 9+50.80 TO 8+34.63



ESSEX STREET TYPICAL SECTION (SHEET 4)
NOT TO SCALE FROM 8+27.13 TO 7+19.57

LEGEND

818.16 ----- INDICATES PROPOSED ELEVATION
(818.16) ----- INDICATES EXISTING ELEVATION
TC ----- INDICATES TOP OF CURB
TB ----- INDICATES TOP OF BERM
FL ----- INDICATES FLOW LINE
EP ----- INDICATES EDGE OF PAVEMENT

UTILITY SIGNATURES		
DEPARTMENT	APPROVED BY	DATE
SEWER		
GAS		

CITY OF RIVERSIDE
WATER DIVISION
PUW05-0121

MW McLea 8/23/05
APPROVED SHTS 1 OF 3 DATE

PREPARED BY:

**VILLARRUEL AND ASSOCIATES
CIVIL ENGINEERING, INC.**

9519 TELEGRAPH ROAD, SUITE E
PICO RIVERA, CA 90660
(562) 949-5100 TEL
(562) 949-5400 FAX
eveng@verizon.net
ENGINEER

Pablo B. Sanchez R.C.E. 29664
EXP. 3-31-07
CITY BUSINESS TAX CERT. NO. 108483 EXP. DATE 02/12/2008

BENCHMARK:

H4-C3 P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A TRAFFIC SIGNAL AT THE NORTHWEST CURB RETURN OF JURUPA AVENUE AND FREMONT ST. (THE RETURN BETWEEN FREMONT ST. AND COLUMBUS STREET)

ELEVATION= 790.28 FEET

**CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS**

APPROVED BY:	BY	DATE	APPROVED BY:
TRAFFIC DIVISION	PC	8/23/05	CITY ENGINEER
PRINCIPAL ENGINEER	PH	8/23/05	
STREET SERVICES			

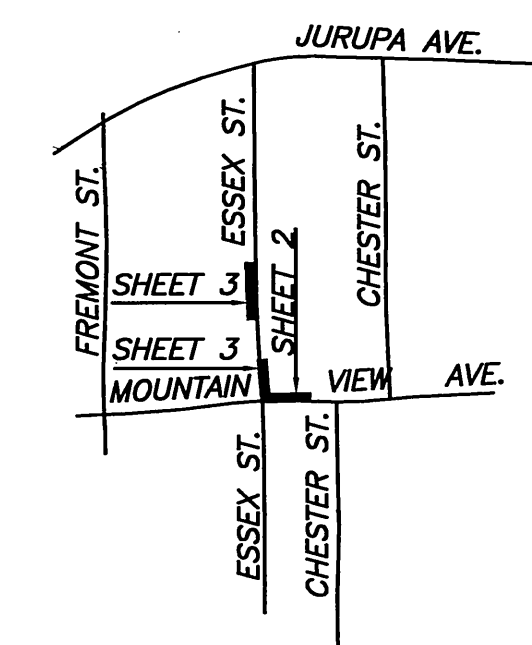
GENERAL NOTES

- No person shall perform any construction activity or install any objects within the public rights-of-way or easements of the City of Riverside without a valid Construction Permit or, a Street Opening Permit or an Encroachment Permit issued by the City's Public Works Department.
- It shall be the responsibility of the contractor to clear the right of way in accordance with the provisions of law as it affects each utility including irrigation lines and appurtenances and at no cost to the City.
- Construction shall be in accordance with the City of Riverside Department of Public Works, Standard Drawings, its Supplemental Notes and the Standard Specifications for Public Works Construction, current edition.
- The private engineer signing these plans is responsible for assuring the accuracy and acceptability of the work hereon. In the event of discrepancies arising during construction, the private engineer shall be responsible for determining an acceptable solution and revising the plans for approval by the City.
- Quantities shown are for information only and the City of Riverside is not responsible for their accuracy.
- The developer shall be responsible for preserving or re-establishing and referencing survey monuments destroyed, disturbed or buried as a result of construction shown hereon.
- All flagged elevations shall be staked in the field by the private engineer.
- Where new pavement is to join the existing pavement, the edge of the existing pavement shall be trimmed in a smooth and straight line. Construct match-up paving as shown on the plans and overlay paving as directed in the field to produce a smooth section.
- Construct driveway approaches per Standard Drawing 302. Exact size and location to be staked by the Private Engineer prior to construction of the curb and gutter.
- On all areas within public right of way where the fill is one (1) foot or greater, a letter will be required from the soils engineer, certifying the compaction of the fill below subgrade, prior to issuance of the Construction Permit/Cut Sheets.
- Any traffic control striping obliterated and/or badly worn during construction shall be restored by the contractor within five days after notification from the City Inspector.
- The contractor shall call in a location request to Underground Service Alert (USA), Phone # 1-800-227-2800, two working days before digging. No construction permit will be issued by the Public Works Department involving excavation for underground facilities unless the applicant has been provided an inquiry identification number by U.S.A.
- Location of laterals to be determined in the field at the direction of the owner. Avoid conflict with proposed and/or existing facilities.
- No finished floor elevation shall be less than 6" above the upper manhole rim elevation of the sewer line segment being connected to, without having a proper backwater valve installed in the lateral.
- The sewer contractor shall adjust manholes to final grade after paving is completed.
- The contractor shall coordinate trenching for cable television with other trenching within the development.
- All traffic signs shall be installed prior to opening the street to traffic.
- Final striping and/or pavement marking to be the responsibility of the developer.

CONSTRUCTION NOTES

- CONSTRUCT TYPE CURB-I CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 302, A=16'. 476 S.F.
- CONSTRUCT CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 200 TYPE 1. 339 L.F.
- CONSTRUCT 3 1/2" CONCRETE SIDEWALK PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 325. 2,233 S.F.
- CONSTRUCT 3" A.C. PAVEMENT OVER 5" CRUSHED AGGREGATE BASE MATERIALS. PER SR 1161 R-VALUE=66. 1,576 S.F.
- CONSTRUCT TYPE I-TRAPEZOIDAL AC BERM PER CITY OF RIVERSIDE STD. DRAWING NO. 250. 34 L.F.
- SAWCUT EXIST PAVEMENT
- PLACE CLASS-I FLEXIBLE POST DELINEATOR PER CALTRANS STD. PLAN A74-A 4 EA.
- INSTALL 1" WATER SERVICE AND 3/4" METER BY CITY FORCES. 4 EA.

MATERIAL ESTIMATE



VICINITY AND KEY MAP
NOT TO SCALE

PW 05-0298

JOB NO:VA005_011

**6039-6033 MOUNTAIN VIEW AVE.
6071-6077 ESSEX STREET**

R-3878

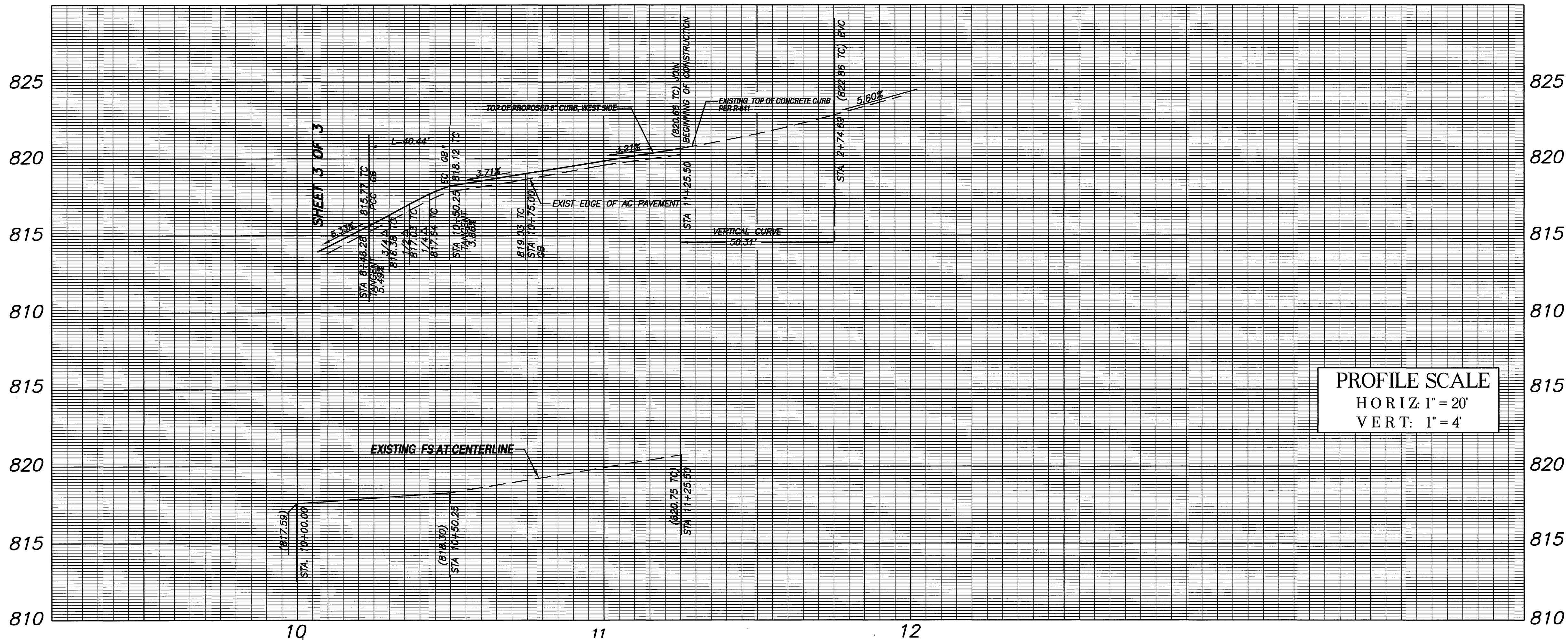
SHEET 1 OF 3

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'

CHECKED BY: PBS/EV

RZ

INDEXED 10-03-05 4H

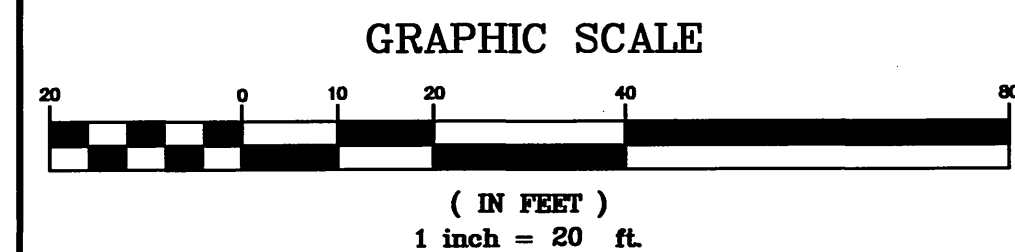


CURB CURVE DATA
R=780.00'
L=40.44'
Δ=4°50'08"
T=32.93'

SHEET 3 OF 4

CONSTRUCTION CENTERLINE DATA
R=800.00'
L=113.22'
Δ=8°08'31"
T=56.70'

CURB CURVE DATA
R=27.00'
L=40.44'
Δ=8°49'31"
T=25.10'



UTILITY SIGNATURES		
DEPARTMENT	APPROVED BY	DATE
SEWER		
GAS		

CITY OF RIVERSIDE
WATER DIVISION
PUW05-0121

MW McLeod
APPROVED SHTS 1 OF 3

8/23/05
DATE

PREPARED BY:

VILLARRUEL AND ASSOCIATES
CIVIL ENGINEERING, INC.

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eveng@verizon.net

ENGINEER: Pablo B. Sanchez
R.C.E. 29664
CITY BUSINESS TAX CERT. NO. 106483
EXP. DATE 02/12/2006

PROJECT ENGINEER:
EDUARDO VILLARRUEL

8-3-05
Date

REVISION

ADD CROSS GUTTER AND REMOVE
PIPE APPROVED DPT 42806

BENCHMARK:

H4-C3 P.K. NAIL AND CITY ENGINEER TAG IN
THE BASE OF A TRAFFIC SIGNAL AT
THE NORTHWEST CURB RETURN OF
JURUPA AVENUE AND FREMONT ST.
(THE RETURN BETWEEN FREMONT ST.
AND COLUMBUS STREET)

ELEVATION= 790.28 FEET

CONSTRUCTION NOTES

- CONSTRUCT TYPE CURB-1 CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 302, A=16', B=23' 476 S.F.
- CONSTRUCT CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 200 TYPE 1. 339 L.F.
- CONSTRUCT 3 1/2" CONCRETE SIDEWALK PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 325. 2,233 S.F.
- CONSTRUCT 3" A.C. PAVEMENT OVER 5" CRUSHED AGGREGATE BASE MATERIALS. PER SR 1161 R-VALUE=66. 1,576 S.F.
- CONSTRUCT TYPE I-TRAPEZOIDAL AC BERM PER CITY OF RIVERSIDE STD. DRAWING NO. 250. 34 L.F.
- SAWCUT EXIST PAVEMENT
- PLACE CLASS-1 FLEXIBLE POST DELINEATOR PER CALTRANS STD. PLAN A74-A 4 EA.
- INSTALL 1" WATER SERVICE AND 3/4" METER BY CITY FORCES. 4 EA.

MATERIAL ESTIMATE

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY:	BY	DATE	APPROVED BY:
TRAFFIC DIVISION	PC	8/23/05	CITY ENGINEER
PRINCIPAL ENGINEER	PC	8/23/05	
STREET SERVICES			

STREET PLAN AND PROFILE
6039-6033 MOUNTAIN VIEW AVE.

FROM 2+25.00 TO 3+45.47
OF MOUNTAIN VIEW AVE

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'

PW 05-0298

JOB NO:VA005_011

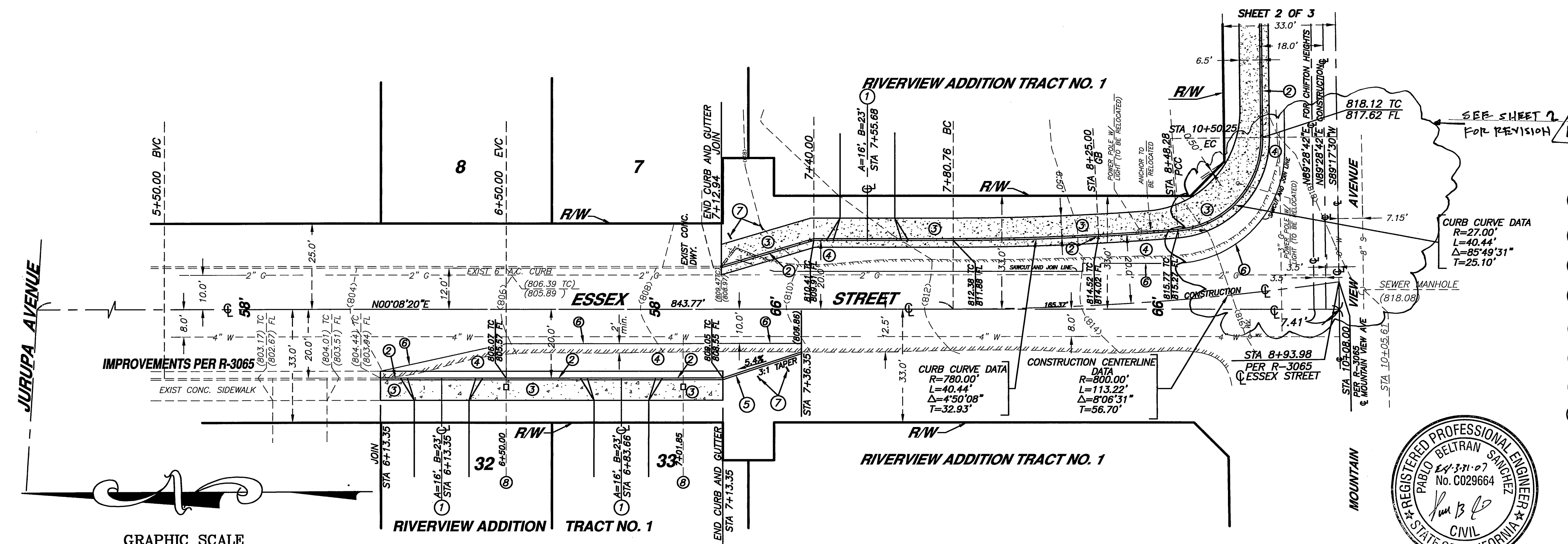
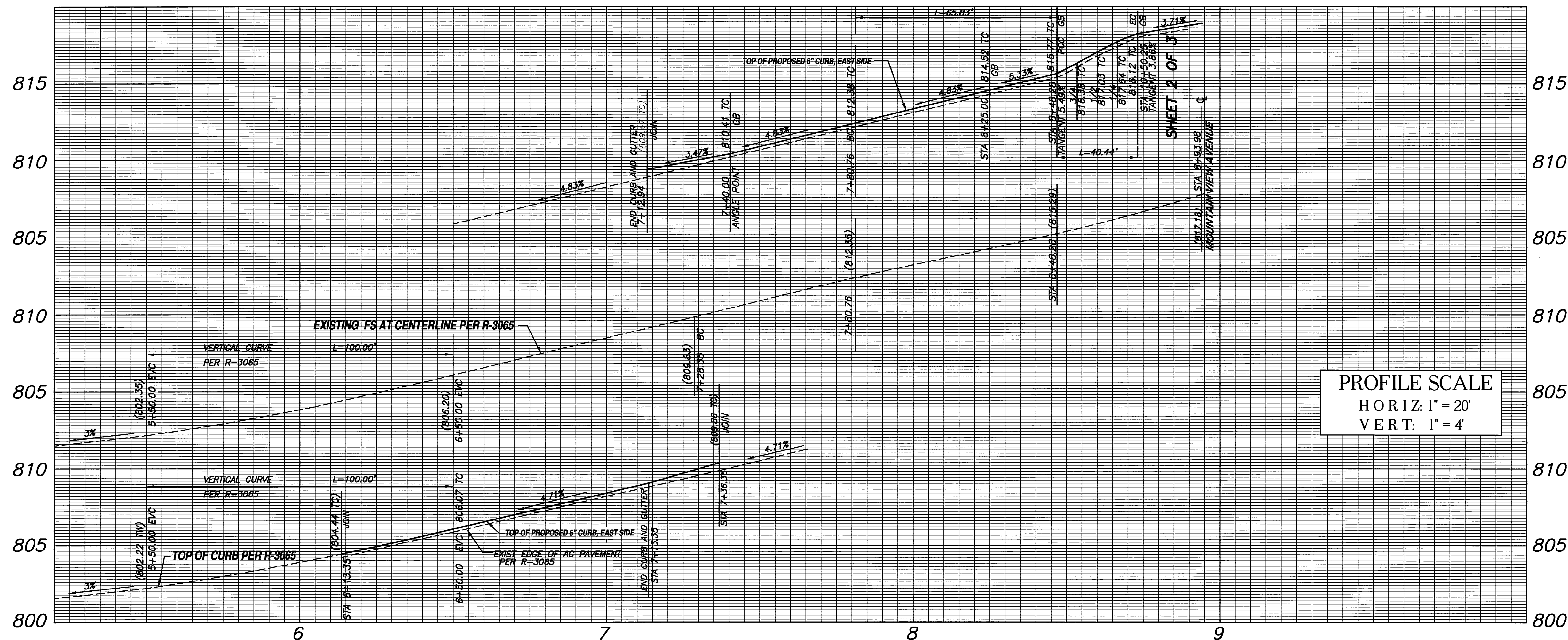
R 3878

SHEET 2 OF 3

CHECKED BY: PBS/EV

R/V

INDEXED 10-03-05 L/H



CONSTRUCTION NOTES

- CONSTRUCT TYPE CURB-1 CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 302, A=16'. 476 S.F.
- CONSTRUCT CONCRETE CURB AND GUTTER PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 200 TYPE 1. 357 L.F.
- CONSTRUCT 3 1/2" CONCRETE SIDEWALK PER CITY OF RIVERSIDE, STANDARD DRAWING NO. 325. 2,341 S.F.
- CONSTRUCT 3" A.C. PAVEMENT OVER 5" CRUSHED AGGREGATE BASE MATERIALS. PER SR 1161 R-VALUE=66. 1,576 S.F.
- CONSTRUCT TYPE I-TRAPEZOIDAL AC BERM PER CITY OF RIVERSIDE STD. DRAWING NO. 250. 25 L.F.
- SAWCUT EXIST PAVEMENT
- PLACE CLASS-I FLEXIBLE POST DELINEATOR PER CALTRANS STD. PLAN A74-A. 4 EA.
- INSTALL 1" WATER SERVICE AND 3/4" METER BY CITY FORCES. 4 EA.

MATERIAL ESTIMATE



CITY OF RIVERSIDE
WATER DIVISION
PUW05-0121

MW McLeod
APPROVED SHTS 1 OF 3

8/23/05
DATE

PREPARED BY:

VILLARRUEL AND ASSOCIATES
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ENGINEER: Pablo B. Sanchez R.C.E. 29664
EXP. 3-31-07
CITY BUSINESS TAX CERT. NO. 106483 EXP. DATE 02/12/2008

BENCHMARK:

H4-C3 P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A TRAFFIC SIGNAL AT THE NORTHWEST CURB RETURN OF JURUPA AVENUE AND FREMONT ST. (THE RETURN BETWEEN FREMONT ST. AND COLUMBUS STREET)

ELEVATION= 790.28 FEET

CITY OF RIVERSIDE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

APPROVED BY: BY DATE APPROVED BY:
TRAFFIC DIVISION
PRINCIPAL ENGINEER
STREET SERVICES

STREET PLAN AND PROFILE

6071-6077 ESSEX STREET

FROM 6+13.35 TO 8+93.98
OF ESSEX STREET

HORIZ. SCALE: 1"=20' VERT. SCALE: 1"=4'

PW 05-0298

JOB NO:VA005_012

R-3878

SHEET 3 OF 3

CHECKED BY: PBS/EV

INDEXED 10-03-05 LfH